

**SEMINOLE COUNTY GOVERNMENT
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION
AGENDA MEMORANDUM**

SUBJECT: Approval of the Preliminary Subdivision Plan for Hidden Creek Subdivision

DEPARTMENT: Planning & Development **DIVISION:** Development Review

AUTHORIZED BY: Mahmoud Najda **CONTACT:** Michael Rumer **EXT.** 7337

Agenda Date 10/06/04

Regular ☒

Work Session ☐

Briefing ☐

Special Hearing – 6:00 ☐

Public Hearing – 7:00 ☐

MOTION/RECOMMENDATION:

Approve the Preliminary Subdivision Plan for Hidden Creek Subdivision, located on the east side of Hester Ave., ¼ mile south of CR 427 in Sections 23, Township 20, and Range 30.

District 5 – McLain (Michael Rumer, Planner) *MA*

BACKGROUND:

The applicant, Hugh Harling, is requesting Preliminary Subdivision Plan approval for 29 single family lots located on the east side of Hester Avenue. The project is comprised of approximately 18.66 acres and has a R-1AAA zoning designation.

The project will connect to Seminole County Utilities for water and sewer and the internal roads will be privately owned and maintained. Lots within the development are a minimum of 100 feet in width and the typical lot size will be over 13,500 square feet. No waivers have been requested for this project.

STAFF RECOMMENDATION:

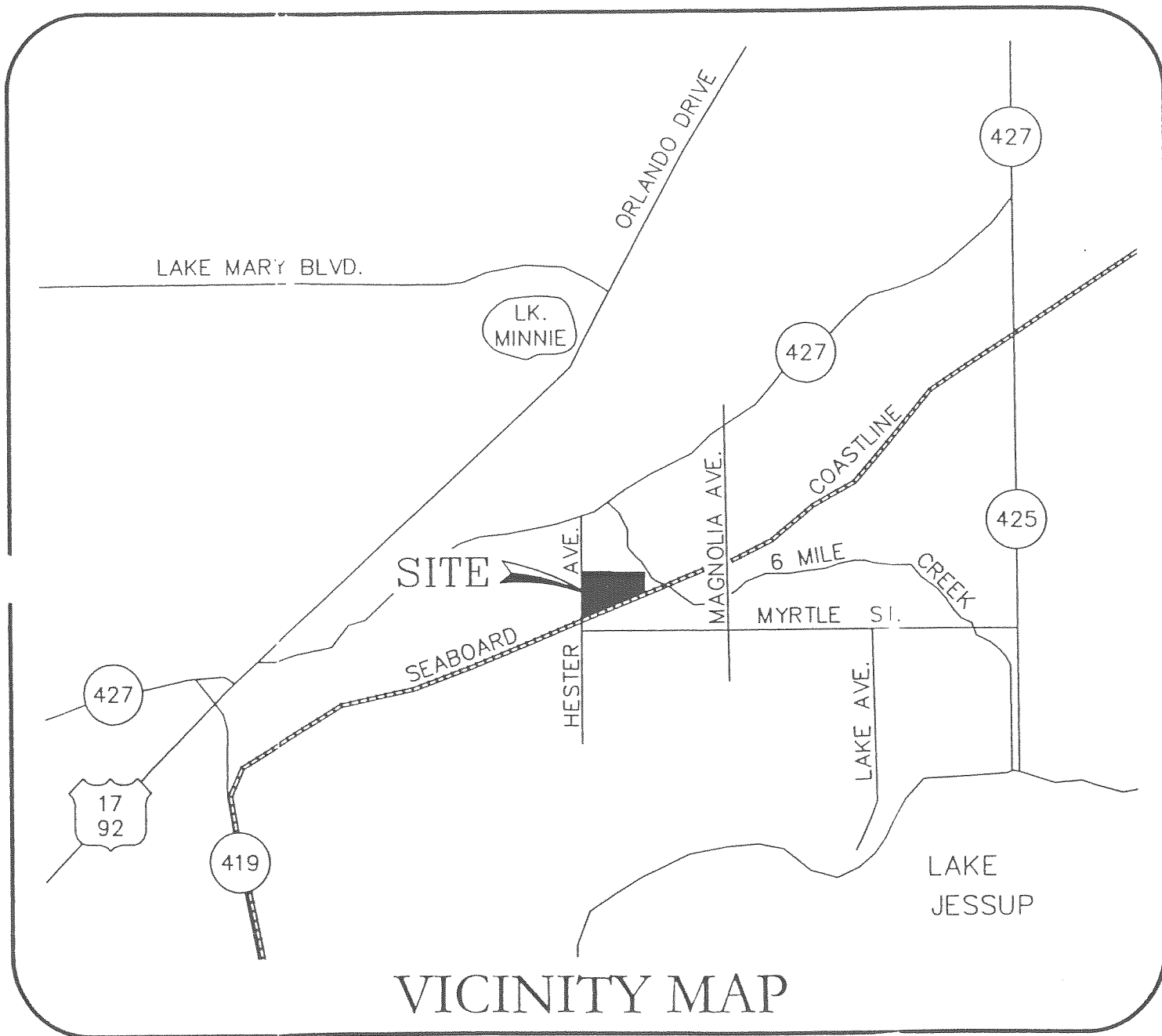
Staff recommends approval of Hidden Creek Subdivision.

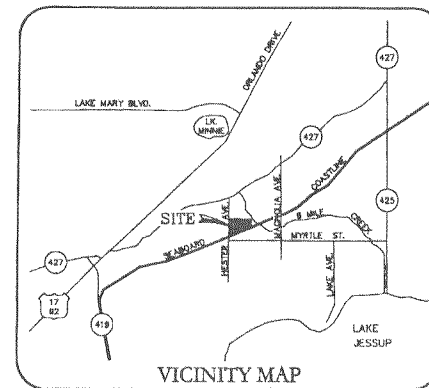
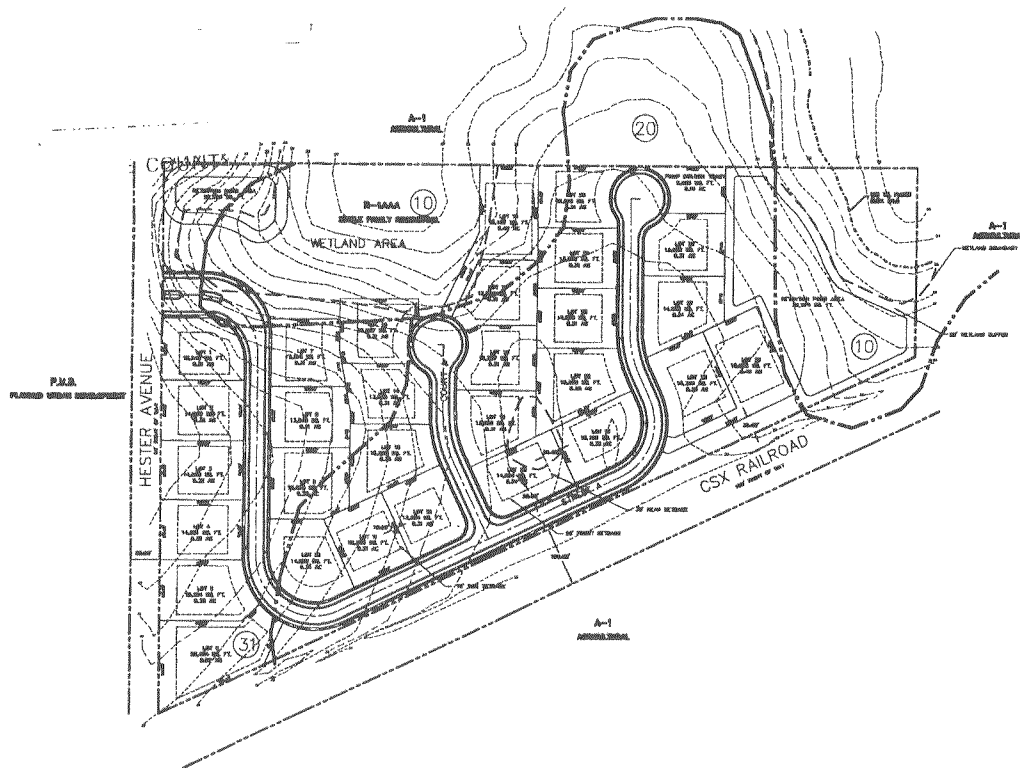
Attachments: Location map
Preliminary Plan Reduction

DR No. 04-55000036

Parcel ID#:

23-20-30-300-0070-0000





PRELIMINARY SUBDIVISION PLAN

LEGAL DESCRIPTION:

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 LYING NORTH OF THE RAILROAD (LESS THE WEST 25.00 FEET FOR THE ROAD RIGHT OF WAY) OF SECTION 23; TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, CONTAINING 18.16 ACRES, MORE OR LESS

OWNER

Hugh Harling, Jr.
850 Courtland Street
Orlando, Florida 32804

ENGINEER/PLANNER

Harling Locklin & Associates, Inc.
850 Courtland Street
Orlando, Florida 32804

SITE DATA:

SCHOOLS: 29 UNITS X 3.25 PERSONS/UNIT
94.25 PERSONS X 20 % = 18.85 SCHOOL AGE CHILDREN
ROADS: 29 UNITS X 9.55 TRIPS PER DAY / UNIT
276.95 TRIPS PER DAY
WATER: 29 UNITS X 350 GPD = 10,150 GPD
SEWER: 29 UNITS X 300 GPD = 8,700 GPD
SOLID WASTE: 4 LBS PER DAY / PERSON X 3.25 PERSONS/UNIT
X 29 UNITS = 377 LBS. PER DAY

UTILITY SERVICE PROVIDERS:

Potable Water: Seminole County
Waste Water: Seminole County
Solid Waste: Private Franchise
Street Lighting: M.T.S.U.

SOILS:

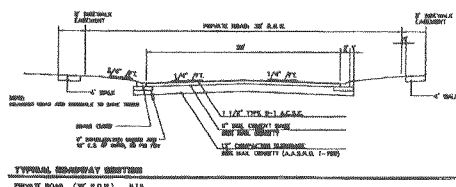
(10) Basinger, Somaulo & Monton soils, depressional
(20) Myakka & EauGalle fine sands
(31) Tavares-Milhopper fine sands, 0-5 % slopes

NOTES:

- APPLICATION FOR A PRELIMINARY SUBDIVISION PLAN.
- THE PROJECT WILL BE CONSTRUCTED IN A SINGLE PHASE.
- THE SITE IS LOCATED IN ZONE X, OUTSIDE THE 500 YEAR FLOOD PLAIN WITH THE NORTHEAST CORNER OF SITE LOCATED WITHIN ZONE X, AN AREA OF 100 YEAR FLOODS WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE. PER FLOOD INSURANCE RATE MAP - PANEL # 12117C0135E, DATED 4/17/95.
- THE DRAINAGE EASEMENT ON LOTS SHALL BE DEDICATED TO SEMINOLE COUNTY ON THE FINAL PLAT FOR ACCESS, LAND OWNERSHIP AND MAINTENANCE SHALL BE BY THE HOME OWNERS ASSOCIATION.
- DRAINAGE DESIGN SHALL CONFORM TO ALL SEMINOLE COUNTY REGULATIONS. RETENTION TRACTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION WITH EASEMENTS DEDICATED TO SEMINOLE COUNTY.
- FIRE PROTECTION WILL BE PROVIDED BY SEMINOLE COUNTY. FIRE FLOW WILL BE A MINIMUM OF 800 G.P.M. WITH 20 P.S.I.
- UTILITY EASEMENTS OVER THE PRIVATE RIGHT-OF-WAY SHALL BE DEDICATED TO SEMINOLE COUNTY.
- ALL TRAFFIC CONTROL SIGNAGE AND STRIPING WILL BE ADDRESSED AT FINAL CONSTRUCTION PLAN SUBMITTAL AND WILL BE DESIGNED PER SEMINOLE COUNTY CODES. ALL TRAFFIC CONTROL ON THE DRIVE SURFACE WILL BE THERMOPLASTIC. ROADS SHALL BE PRIVATE, CONSTRUCTED PER SEMINOLE COUNTY STANDARDS.
- NO BUILDING PERMIT MAY BE ISSUED UNLESS THE "PRIVATE WAY" OR "PUBLIC WAY" UPON WHICH THE BUILDING LOT IS LOCATED IS APPROPRIATELY MARKED WITH TEMPORARY STREET SIGNAGE WHICH HAS BEEN APPROPRIATELY INSTALLED AND MAINTAINED.

SITE DATA:

FLUM District:	18.16	LDR (Low Density Residential)
Gross Area:	12.99 acres	
Net Area:	Single Family	
Proposed Land Use:	Vacant	
Existing Land Use:	29	
Total Lots:	2.23 Units per Acre	
Density:	18.85 children	
Projected School Age Population:	76.4 trips	
Projected average Daily Trips:		
Minimum lot size for R-1AAA:	13,500 SF	
Building Setbacks:	R-1AAA	
Front:	25 feet	
Side:	10 feet	
Rear:	30 feet	
Minimum Lot Width:	100 feet	
Open Space Provided:	5.15 acres (28.36 %)	
Right-of-Way Area:	2.64 acres	



Preliminary Subdivision Plan

HIDDEN CREEK

Residential Subdivision
Seminole County, Florida

Drawn by: AS	Job Number: 8722	Scale: 1" = 100'	Date: September 10, 2004
Designed by: MS	Planner: RTZ		
Checker: STC			